

**ARIZONA DEPARTMENT OF REAL ESTATE
REAL ESTATE ADVISORY BOARD
MINUTES
April 10, 2008**

The Arizona Real Estate Advisory Board met on Thursday, April 10, 2008 at the Tucson Urban League, 2305 South Park Avenue, Conference Room, in Tucson, Arizona.

I. CALL TO ORDER

Chair Gary Brasher called the meeting to order at approximately 10:00 a.m.

Members present:

- ☐ Gary Brasher, Chair, Tubac
- ☐ Lisa Suarez, Vice Chair, Tucson
- ☐ Tom Pancrazi, Member, Yuma
- ☐ Kathy Howe, Member, Sedona
- ☐ Ann White, Member, Tucson
- ☐ Patti Shaw, Member, Phoenix

Unable to attend:

- ☐ Bruce Mosby, Member, Phoenix
- ☐ Frank Dickens, Member, Phoenix

ADRE representatives present:

- ☐ Sam Wercinski, Commissioner
- ☐ Mary Utley, Assistant Commissioner, Public Relations
- ☐ Jose Ibarra, Special Investigator
- ☐ Robert Hall, Executive Assistant to the Commissioner

Public present:

- ☐ None

II. MINUTES

Upon motion by Tom Pancrazzi, seconded by Lisa Suarez, the Minutes of the January 10th, 2008 meeting were unanimously approved as presented.

III. FACILITATOR REPORT FROM ADVISORY BOARD MEMBERS

Chair Brasher requested that members report on their facilitator inquiries. Several members had received inquiries from the public.

IV. COMMISSIONER'S REPORT

Commissioner Wercinski provided updates on the Department reporting on the following:

- Licensing totals remain about the same but are currently down about 1.2% compared to March of 2007. We're about 1.5% higher in our inactive grace period than we were a year ago. Last month (March 2008) there was 458 new license applications.
- Illegal Subdivision caseload has increased significantly. From 2001 to 2006 the Department had a total of 48 illegal subdivision cases reported. In 2007 the department had 43 illegal subdivision cases reported.
- Focus during the first quarter of 2008 was property management companies. Many complaints had to do with rentals.
- Intergovernmental Agreement (IGA) signed by 7 counties. The IGA creates a partnership that will help facilitate a crackdown on illegal developments.
- Enforcement & Compliance Consent Orders are now including mandatory attendance at Community Outreach & Education (COE) sessions as part of their consequences.
- Development Services Division representatives were reassigned resulting in only 3 development representatives. The division is working more efficiently to meet the demand.
- The Recovery Fund is receiving more and more applications from consumers that have a judgment from a court against a licensee. There have been two payouts against Licensee Russell Bosworth. There was one payout against Licensee Lesley Romero to a consumer in the amount of \$23,347.20.
- Policy Guidance has been stepped up this year. Substantive Policy Statements (SPS) have been issued:
 - SPS 2008-01 Eliminated Pre-Licensing Education Waivers
 - SPS 2008-02 Subsequent Owners/Public Reports
 - SPS 2008-03 Acceptable Forms of Payment
- Some of the upcoming Policy Statements will include Business Broker license requirement clarification; rebates and gifts and preventing mortgage fraud.

Commissioner's report concluded. Discussion ensued on items mentioned in the Commissioner's report.

V. OTHER MATTERS

None

VIII. CALL TO THE PUBLIC

None

IX. ADJOURNMENT

On a motion by Kathy Howe, seconded by Ann White and approved by the Board, Chair Brasher adjourned the meeting at 11:15 a.m.

DATED THIS 10th Day of July, 2008.

ARIZONA REAL ESTATE ADVISORY BOARD

By: 

Gary Brasher, Chairman

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